



Zoning Committee

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**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: I-2 (general industrial)

**LOCATION**

Approximately 12.769 acres located along the west side of Statesville Road, along the north side of Lakeview Road, and east of Interstate 77.  
(Council District 2 - Graham)

**PETITIONER**

US 21 Holding Company, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Northlake Area Plan (2008)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends warehouse/distribution uses.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The *Northlake Area Plan (2008)* recommends preserving the existing industrial-warehouse-distribution uses east of Interstate 77 which have been the prevalent existing uses in this area.
- While this site is recommended for warehouse or distribution according to the area plan, changing this site to an industrial use would be in keeping with the strong industrial character of the area, as there are several general industrial and heavy industrial land uses to the south of the site.
- Rezoning this site to conventional I-2 zoning will allow the current existing truck yard at this location to keep functioning in compliance with the zoning ordinance and would allow for other manufacturing and heavy industrial uses allowed in I-2. These uses would be appropriate as the site is surrounded by light and general industrial uses.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan (2008)*, Warehouse/Distribution to Industrial for the site.

Motion/Second: Welton / Barbee  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,  
Samuel, and Welton  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225